



552d Kenilworth Road, Balsall Common CV7 7DQ

£410,000

www.simonburthomes.co.uk

Key Features

Reception Hall / Guest Cloakroom
 Dining Room / Lounge
 Fitted Kitchen / Conservatory
 Four Bedrooms
 En-Suite Shower Room
 Family Bathroom
 Gas Central Heating / Double Glazing
 Integral Garage with Fitted Utility Area
 Driveway Parking for Two Vehicles
 Rear Garden
 No Chain

552d is an attractive, modern, executive, detached family home, built by Messrs Charles Church and set within a discrete cul-de-sac location within a short strolling distance of the village centre.

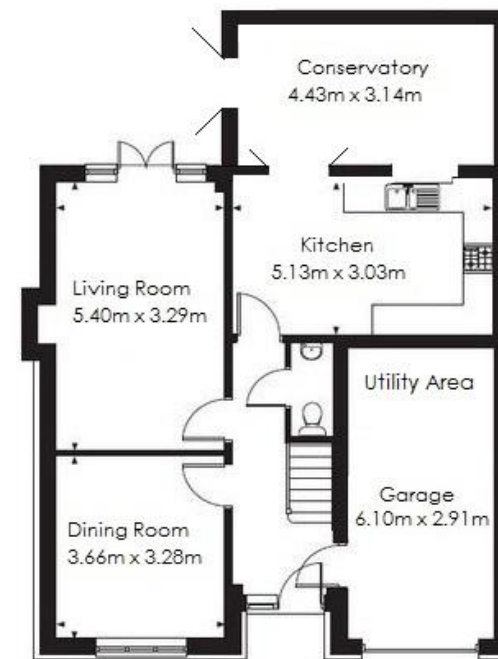
Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

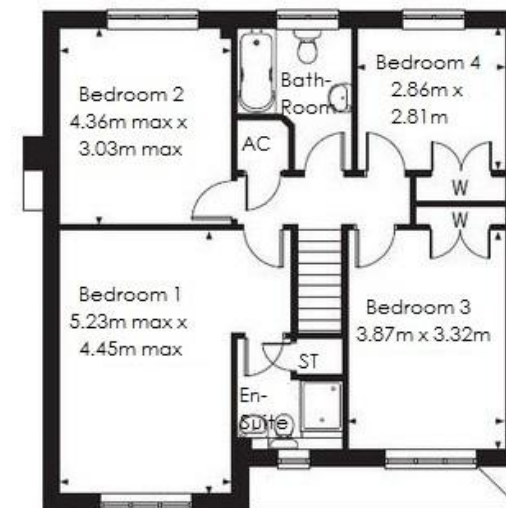
Vendor's Comments

We have been very happy living at this house. One of the things we like the most about the house is the privacy and quietness. Hidden away from the main road the house always felt very secure. The only people to come down there are neighbours and deliveries.

We have recently added (2013) a large conservatory, redesigned the garden and added a utility area and pedestrian door into the garage. We also laid tarmac over a bedded area at the front to allow 3 parking spaces for the property. These alterations allowed us space to entertain which we love doing, and the utility room gave extra space in the kitchen and created a versatile utility and storage area in the garage. We enjoyed the private and sunny aspect at the rear of the house, and designed the patio areas to take full advantage of this. We enjoyed living here as it is ideally located for local schools, village amenities, good pubs and also the nearby countryside. The house has 4 good sized bedrooms all with fitted wardrobes. We have moved onto a renovation project, which was always our plan, but this house provided us with a very comfortable family home with easy living and low maintenance.



Ground Floor

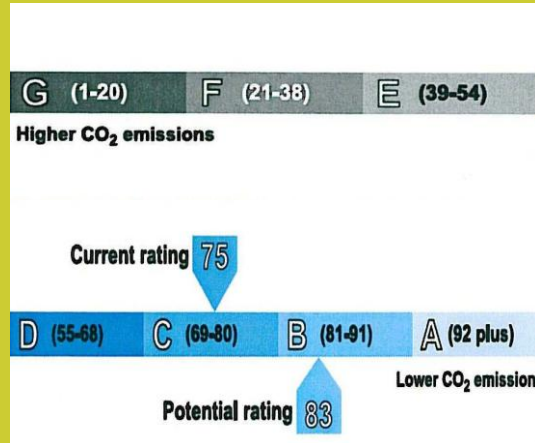
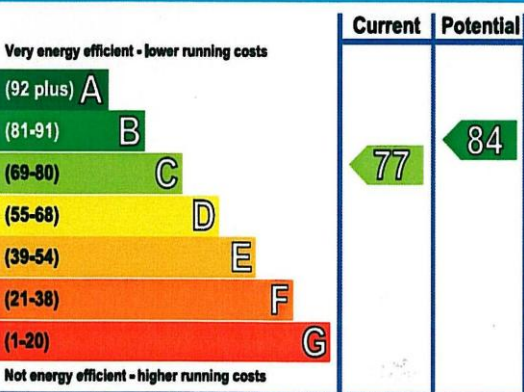


First Floor

Viewing Arrangements

Telephone 01564 784040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

Energy Efficiency Rating



These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



